



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, June 4, 2024

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30 AM.

2. ROLL CALL

PRESENT	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore thanked Vice-Chair Rutledge for presiding over the last meeting.

4. PUBLIC COMMENT

No remarks were offered.

5. MINUTES APPROVAL

5.A. [24-1673](#)

Development Committee - Regular Meeting - May 21, 2024

Attachments: [Dev Comm Summary 5-21-2024.pdf](#)

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6. REGULATORY SERVICES

6.A. [24-1674](#)

ZSE-24-000002 Medinah Country Club: To approve the special event action item: The Medinah Country Club Fireworks Display scheduled for Thursday, July 4, 2024, at 9:15 PM. (Bloomingdale/District 1) (Located at the northeast corner of Lake Street and Medinah Road)

Attachments: [ZSE-24-000002 Medinah C.C. Firewords Display.pdf](#)

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.B. [DC-O-0035-24](#)

ZONING-24-000021 – Komlo: To approve the following zoning relief:
 Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage. (York/District 2)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-24-000021 Komlo Cty. Bd. \(06-11-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

6.C. [DC-O-0036-24](#)

ZONING-24-000023 – Griese: The Zoning Hearing Officer recommended to deny the following zoning relief:
 1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.
 2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle). (Winfield/District 6) (Located at the northeast corner of Butterfield Frontage Road and Home Avenue)
 ZHO Recommendation to Deny

Attachments: [Z-24-000023 Griese Dev. Com. \(06-04-2024\) Redacted.pdf](#)

RESULT:	WITHDRAWN
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6.D. [DC-O-0037-24](#)

ZONING-24-000026 – K&D Elite, LLC.: To approve the following zoning relief:
 Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage. (Bloomingdale/District 1)
 ZHO Recommendation to Approve
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-24-000026 K&D ELITE LLC. Cty. Bd. \(06-11-2024\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

7. OLD BUSINESS

Member Rutledge asked for a status on allowing bees. Paul Hoss informed the Committee that June 6th, the Zoning Board of Appeals will be reviewing proposed text amendments, including bees, changing a provision that would allow as of right a certain size lot that has been plotted as of 1957, corner side yard setbacks for fences, and increasing the detached accessory building allowance.

Member Rutledge inquired if the accessory building allowance could be used as an accessory dwelling unit. Mr. Hoss added that this will be included in a separate set of text amendments. It will propose allowing people under age 62, who are non-related to live in already existing detached accessory buildings.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:39 A.M.